

**ORDINANCE NO. 20060112-Z001**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE 10000-10199 BLOCK OF BROWNIE DRIVE FROM MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT TO PUBLIC (P) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence low density (MF-2) district to public (P) district on the property described in Zoning Case No. C14-05-0194, on file at the Neighborhood Planning and Zoning Department, as follows:

A 17,020 square foot tract of land, more or less, out of Lot 24, Block H, Western Trails of Quail Creek Section Two Subdivision in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

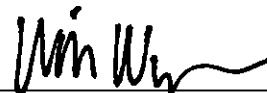
locally known as the property located at the 10000-10199 block of Brownie Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on January 23, 2006.

**PASSED AND APPROVED**

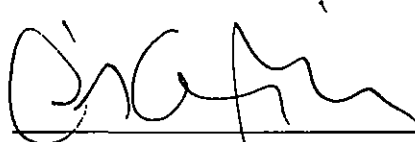
\_\_\_\_\_, January 12, 2006

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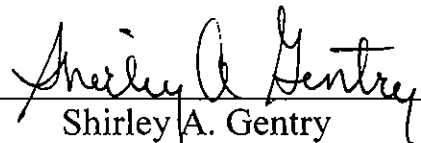
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk

**CARSON AND BUSH  
PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

EXHIBIT A

FIELD NOTE DESCRIPTION OF 17,020 SQUARE FEET OF LAND, BEING A PORTION OF LOT 24, BLOCK H, WESTERN TRAILS OF QUAIL CREEK SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 81 PAGES 214-215 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found for the Southwest corner of Lot 24, Block H, Western Trails of Quail Creek Section Two, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 81 Pages 214-215 of the Plat Records of Travis County, Texas, and for the Southeasterly corner of Lot 6, Block H, Western Trails of Quail Creek Section One-A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 81 Page 106 of the Plat Records of Travis County, Texas, and being the Southwest corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE with the West line of said Lot 24, the following two (2) courses;

- 1) N 40 deg. 53' 20" E 143.96 ft. to a ½" iron rod found;
- 2) N 29 deg. 34' 00" E 39.64 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the most Northerly or Northwest corner of this tract, and from which a ½" iron rod found in the West line of said Lot 24 for the Southeasterly common corner of Lot 7 and Lot 8, Block H, of said Western Trails of Quail Creek Section Two, bears N 29 deg. 34' 00" E 7.52 ft.;

THENCE crossing the interior of said Lot 24 with the Northeasterly line of this tract, S 36 deg. 47' 52" E 140.06 ft. to a ½" iron rod set with the plastic cap imprinted with "Carson and Bush Professional Surveyors" in the curving Northwesterly right-of-way line of Brownie Drive for the most Easterly or Northeast corner of this tract;

end of Page 1

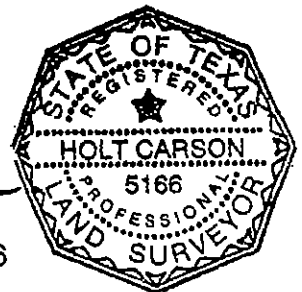
THENCE with the Northwesterly right-of-way line of Brownie Drive, the following three (3) courses;

- 1) along a curve to the right with a radius of 273.20 ft. for an arc length of 55.62 ft. and which chord bears S 58 deg. 28' 55" W 55.52 ft. to a ½" iron rod found for a point of tangency;
- 2) S 64 deg. 15' 12" W 79.03 ft. to a ½" iron rod found for a point of curvature;
- 3) along a curve to the left with a radius of 330.24 ft. for an arc length of 15.41 ft. and which chord bears S 62 deg. 45' 47" W 15.41 ft. to a ½" iron rod found for the point of termination of the Northwesterly right-of-way line of Brownie Drive and for the most Southerly or Southeast corner of said Lot 24 and being the most Southerly or Southeast corner of this tract;

THENCE with the Southwesterly line of said Lot 24, N 59 deg. 03' 25" W 76.34 ft. to the **PLACE OF BEGINNING**, containing 17,020 square feet of land.

SURVEYED: October 18, 2005.

  
Holt Carson  
Registered Professional Land Surveyor No. 5166



see accompanying map: A 758058

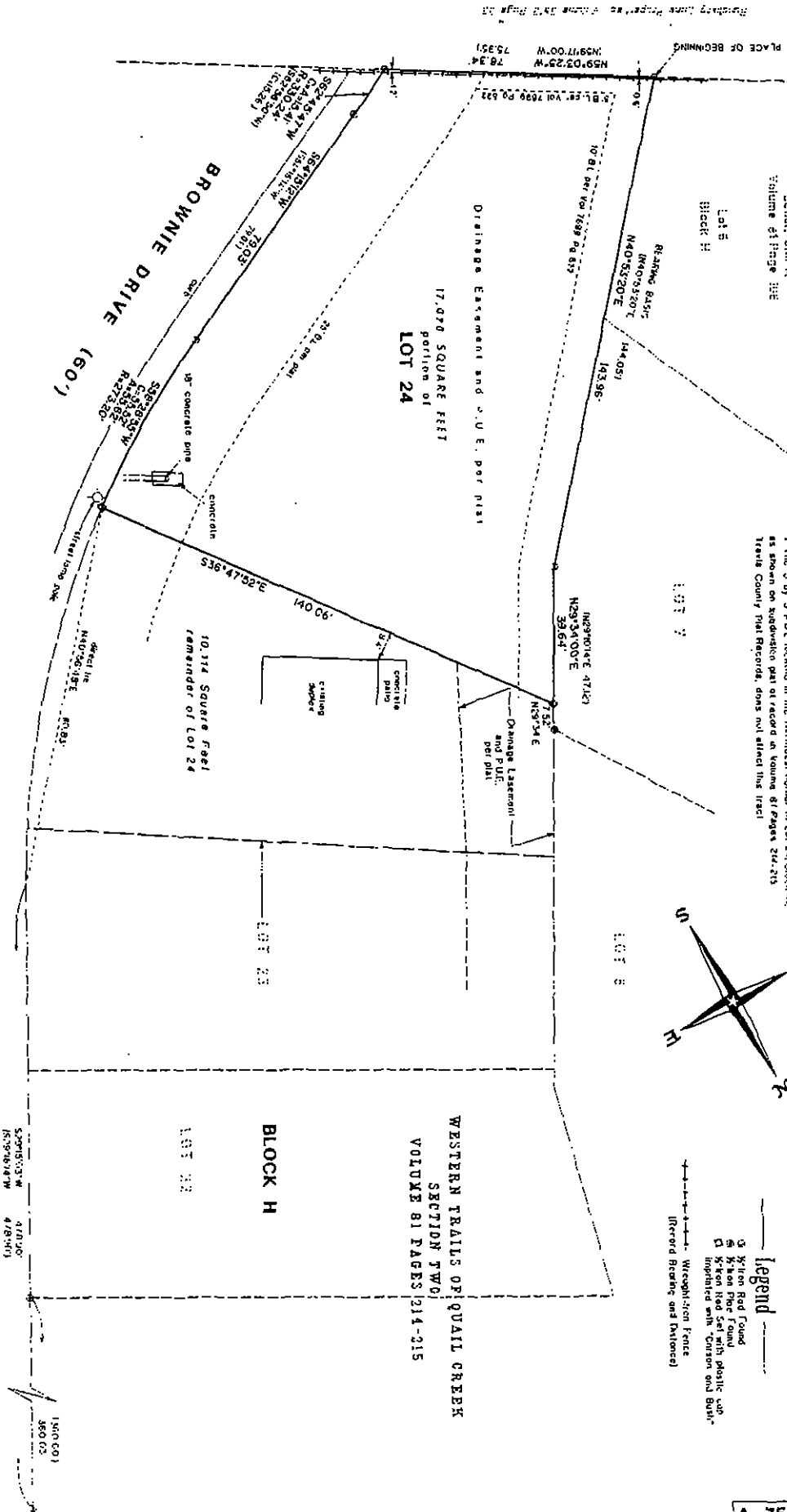
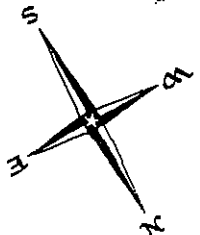
FIELD NOTES REVIEWED  
By John Moore Date 12-1-2005  
Engineering Support Section  
Department of Public Works  
and Transportation

Western Trails of Quail Creek  
Section Two-A  
Volume 81 Page 215

NOTE:  
1. The 6 by 5 PUE located in the Northwest corner of Lot 24, Block H, is shown on subdivision plat of record in Volume 81 Page 214-215. Travis County Plat Records, does not affect this tract.

SCALE: 1" = 20'

Legend  
 ① Iron Rod Found  
 ② Iron Rod Found  
 ③ Iron Rod Set with Plastic and Impregnated with "Crown and Bush"  
 --- Weigh Station Fence  
 --- (Referenced and Stationed)



GP No. 00031352

TO: City of Austin  
Heritage Title Company of Austin, Inc.  
Commonwealth Land Title Insurance Company

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was not made on the ground of the property legally described herein and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, whole units, or roads in place, except as shown herein, and said property is a dedicated roadway.  
This property is within Zone X (floods determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48024 0100 E, dated June 16, 1993.  
THIS the 16th day of OCTOBER, A.D. 2005.

BY

*[Signature]*

Holt Carson

Registered Professional Land Surveyor No. 5165  
CARSON AND BUSH PROFESSIONAL SURVEYORS, INC.  
1904 Fortview Road Austin, Texas 78704  
(512) 442-0720

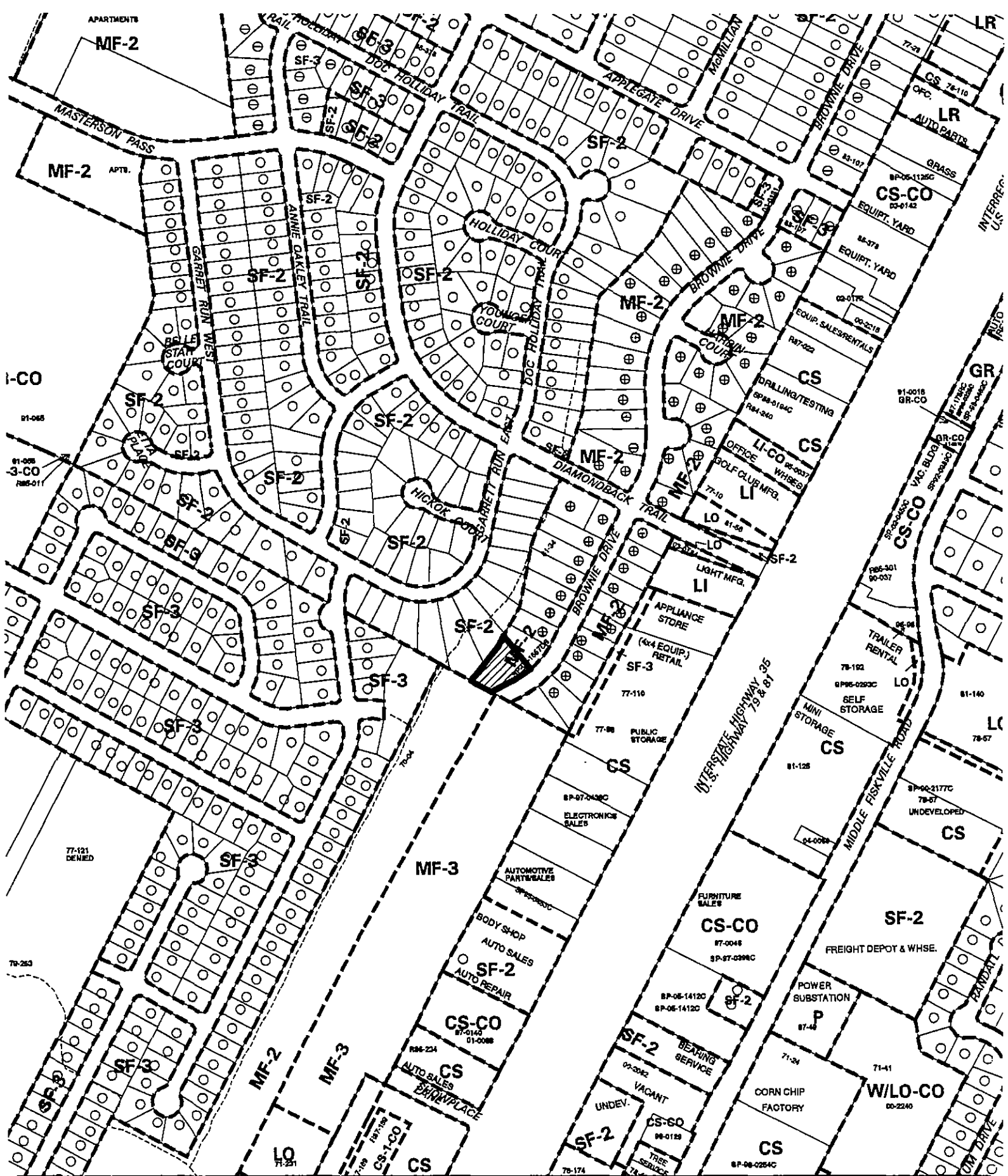


BROWNIE DRIVE (60')

SURVEY PLAT OF

17,020 SQUARE FEET OF LAND, BEING A PORTION OF LOT 24, BLOCK H  
WESTERN TRAILS OF QUAIL CREEK SECTION TWO, A SUBDIVISION IN  
TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED IN VOLUME 81 PAGES 214-215 OF THE PLAT RECORDS OF  
TRAVIS COUNTY, TEXAS.

see accompanying Field Note Description



**SUBJECT TRACT**

**PENDING CASE**

**ZONING BOUNDARY**

**CASE MGR: J. ROUSSELIN**

**CASE #: C14-05-0194**

**ADDRESS: 10000 - 10199 BLOCK OF BROWNIE DR**

**SUBJECT AREA (acres): 0.387**

**ZONING EXHIBIT B3**

**DATE: 05-12**

**INTLS: SM**

**1"= 400'**

**CITY GRID REFERENCE NUMBER**

**M30**